



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

July 31, 2009

Christine Gleckner, Planner
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
One East Market Street
3rd Floor Leesburg, Virginia 20176

Re: ZCPA 2009-0007 Belmont Glen Village Checklist Waivers

Dear Chris:

In response to your email dated June 12, 2009, the Director has agreed to waive checklist items J.5 and J10. The agreement to waive these requirements is based upon your explanation that the proposed Zoning Concept Plan Amendment (ZCPA) is only to revise the previously approved Rouse – Belmont Glen, ZMAP 2004-0006. Moreover, the project area has approved land development applications and permits, including grading permit number X20090660001.

This letter does not preclude staff from requesting such information during the review process if it is deemed necessary. Furthermore, this waiver is granted solely for the proposed zoning amendment.

Please include a copy of this letter in your application submission. If you have any questions please feel free to contact me at 703-777-0647.

Sincerely,

Ginni Van Horn
Planner

cc: John Merrithew, Assistant Director, Department of Planning

Gleckner, Christine E.

From: Gleckner, Christine E.
Sent: Friday, June 12, 2009 6:38 PM
To: 'John Merrithew'
Subject: Belmont Glen Village ZCPA application - checklist waiver request

John,

I am requesting a waiver of the following ZCPA application minimum submission requirements for the Belmont Glen Village application:

Item J.5: The locations and general description of vegetation and tree cover
Item J.10: Archeological or historical features

Justification: These two studies were submitted at the time of the rezoning application (ZMAP 2002-0007 and ZMAP 2004-0006). The concept plan layout at the time was based on the findings of these studies. One archeological site was identified and is being preserved undisturbed in the permanent open space area being dedicated to Loudoun County along Goose Creek. The archeological site is identified on the revised concept development plan. With regard to tree cover and preservation, nearly two-thirds of the property is being retained as open space with the proposed development clustered into a compact pattern. A significant portion of this open space is designated as tree preservation area. The rezoning concept plan was approved based on the areas identified as tree preservation area. The revised concept plan is merely a reconfiguration of only the developed area shown on the approved concept plan. The open space and tree preservation areas will remain unaffected by the proposed amendment. In summary, neither of these studies are required for the ZCPA application, since the information included in the studies was taken into account at the time the rezoning was approved, and the proposed revision does not alter the effect on trees and vegetation and archeological and historic features approved with the rezoning.

Sincerely, Chris Gleckner

Christine Gleckner, AICP
Walsh, Colucci, Lubeley, Emrich and Walsh
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